

Robert D. Brant  
(703) 528-4700 Ext. 5424  
[rbrant@thelandlawyers.com](mailto:rbrant@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

April 25, 2018

**Via E-Mail and U.S. Mail**

Brooke Hardin, Director  
Department of Community Development & Planning  
City Hall Annex Room 207  
10455 Armstrong Street  
Fairfax, Virginia 22030

Re: Request for Joint Work Session  
Proposed Redevelopment of 4328 Chain Bridge Road

Dear Mr. Hardin:

As you are aware, I represent Orr Partners ("the Applicant"), the contract purchaser of property located at 4328 Chain Bridge Road and identified among the City of Fairfax tax assessment records as 57-3-2-0041 (the "Subject Property"). Pursuant to our recent discussions, please accept this letter and the enclosed materials as a request for a joint work session with the City of Fairfax Planning Commission and City Council on Tuesday, May 8, 2018, to discuss the Applicant's proposed redevelopment of the Subject Property with a senior living community consisting of assisted living and memory care units.

The Subject Property consists of approximately 0.462 acres located in the northwest quadrant of the intersection of Chain Bridge Road and School Street. The Subject Property is currently zoned CR (Commercial Retail), and is developed with a one-story building, currently occupied by the Bernie's Delicatessen restaurant, and associated surface parking. The Subject Property is sparsely vegetated, and consists of predominantly impervious surface.

The proposed senior living community will respond to the increasing demand for senior housing in the City of Fairfax. The Applicant has partnered with Benchmark Senior Living, a leading provider of senior living services with over fifty (50) senior living communities throughout the northeast United States. The proposed senior living community will consist of eighty four (84) assisted living and memory care units, providing an additional option in the City for seniors with assisted care needs. The proposed community will consist of high quality residential facilities and amenities including full-service dining facilities, common gathering areas, and outdoor open space. A staff of approximately thirty (30) to thirty five (35) employees will provide residents with 24/7 supervision and care.

The proposed five (5) story building is oriented toward Chain Bridge Road and School Street, establishing an aesthetically pleasing streetscape along the frontages. Additional

**ATTORNEYS AT LAW**

703 528 4700 ■ [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

landscaping is proposed around the perimeter of the Subject Property. As illustrated in the submitted conceptual elevations, the proposed building is characterized by traditional architecture compatible with existing development in the immediately surrounding area. Vehicular access to the building is provided from School Street through a short-term exterior drop off area and a garage entrance. On-site parking for employees and visitors will be provided in a two-level below grade parking garage that includes approximately fifty five (55) parking spaces. Given the anticipated age and medical needs of the future residents, the Applicant does not anticipate that residents will own cars or drive. Staff will provide residents with transportation to medical appointments and other errands. Stormwater management facilities will be provided on-site.

As discussed above, the Subject Property is currently zoned to the CR District, which is established to provide areas for office, general business, and retail establishments. Assisted living facilities are permitted uses in the CR District. Although not currently located within the boundaries of the Old Town Fairfax Transition Overlay (TO) District, the Subject Property is located in an area recommended by the City's Comprehensive Plan (the "Plan") for future inclusion in the TO District. While the Applicant does not intend to modify the underlying CR District zoning classification, the Applicant proposes a rezoning of the Subject Property to the TO District consistent with the recommendations of the Plan.

The proposed TO zoning classification is appropriate given the recent pattern of development in this area of the City. The residential properties immediately to the north and south of the Subject Property are located within the TO District. Additionally, the existing commercial development to the north on Chain Bridge Road is located within the TO District. As demonstrated in the submitted materials, the height of the proposed building is consistent with the forty eight (48) foot maximum height permitted in the TO District. The required twenty five (25) foot setback to the adjacent single family detached homes located outside the TO District is also provided.

The Applicant's proposal advances the stated objectives of the Plan. Strategy HOU-1.2 in the Housing section of the Plan promotes the development of senior housing to meet the needs of City residents. The Plan acknowledges that the City has experienced a more dramatic growth in its elderly population than other areas of Northern Virginia. The Plan further recognizes that while the City currently has some assisted-living facilities, a range of senior housing types, including assisted living facilities, is still needed. The Applicant's proposal responds to this need by providing a high quality facility, with convenient access to the heart of the City, for seniors with assisted living and memory care needs.

I would appreciate the scheduling of a joint work session with the Planning Commission and City Council on May 8, 2018. Should you have any questions regarding the submitted materials or should you require any additional information, please do not hesitate to contact me. As always, I appreciate your assistance.

Page 3

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Robert D. Brant

cc: David Orr  
Huriyet Anaz  
Steve Ruiz